

# PLAT IDENTIFICATION SHEET

352919  
5-14-85

**GRANTOR:**  
(owner/signer)

Talley Corp

**GRANTEE:**  
(subdivision name or name of plat)

Woodlands

**LEGAL:**  
(section-township-range)

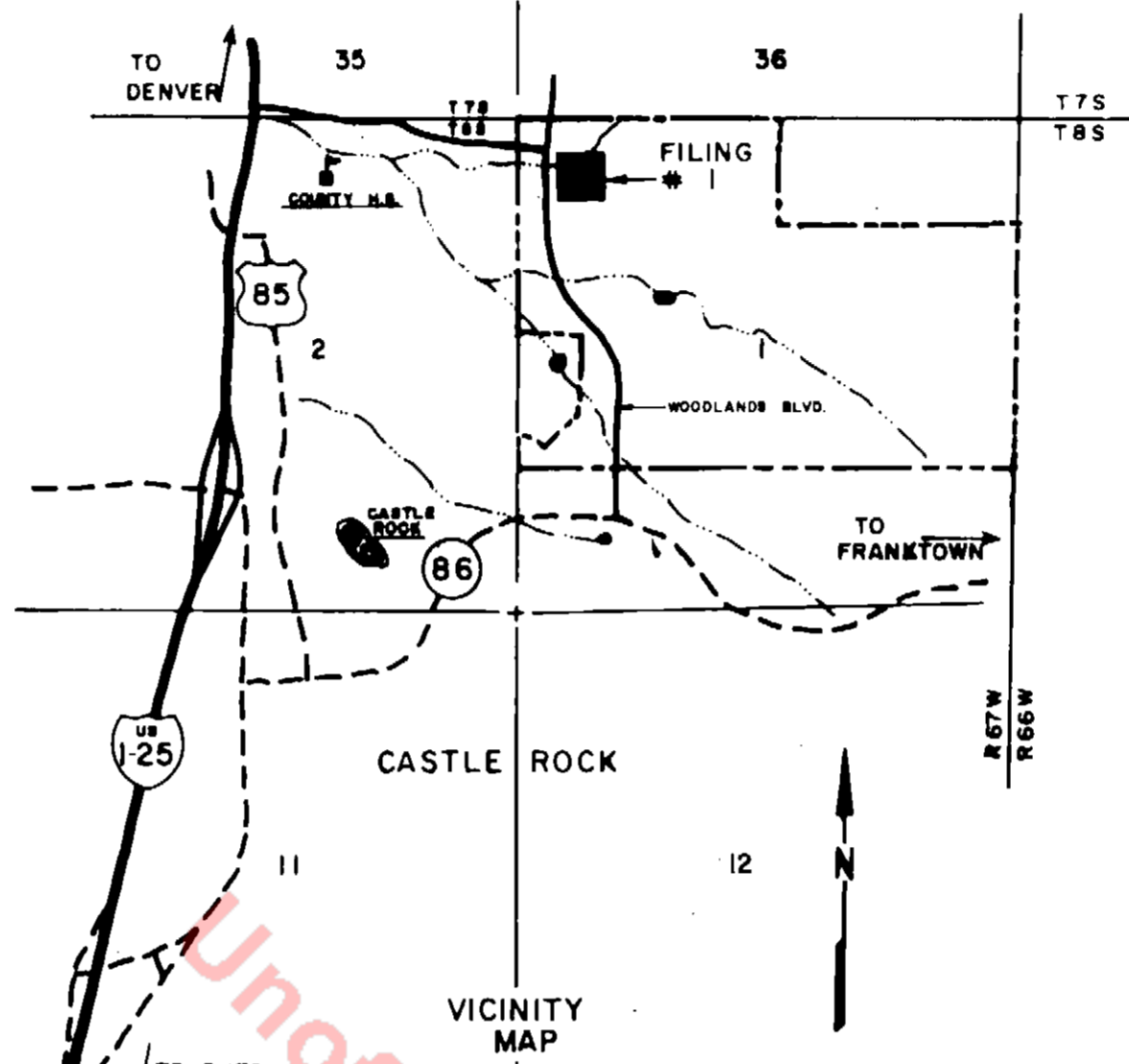
# FINAL PLAT · FILING NO. 1 THE WOODLANDS AT CASTLE ROCK, COLORADO

A PORTION OF THE W 1/2 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6th P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 83°51'27" W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 1 A DISTANCE OF 1254.23 FEET; THENCE S 86°38'33" E A DISTANCE OF 127.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AND BEING THE POINT OF BEGINNING; THENCE N 83°51'27" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 788.17 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 86°35'44" E A DISTANCE OF 187.28 FEET; THENCE S 74°56'06" E A DISTANCE OF 261.43 FEET; THENCE S 53°38'33" E A DISTANCE OF 130.35 FEET; THENCE S 36°21'27" W A DISTANCE OF 29.00 FEET; THENCE S 53°38'33" E A DISTANCE OF 45.00 FEET; THENCE S 46°21'39" E A DISTANCE OF 22.83 FEET; THENCE S 48°08'33" E A DISTANCE OF 90.00 FEET; THENCE S 68°29'03" E A DISTANCE OF 90.31 FEET; THENCE S 44°14'57" E A DISTANCE OF 125.00 FEET; THENCE S 82°51'27" W A DISTANCE OF 144.04 FEET; THENCE S 45°51'27" W A DISTANCE OF 131.94 FEET; THENCE S 76°26'48" W A DISTANCE OF 28.43 FEET; THENCE S 13°33'20" E A DISTANCE OF 42.38 FEET; THENCE S 73°18'34" W A DISTANCE OF 12.96 FEET; THENCE N 48°08'33" W A DISTANCE OF 213.36 FEET; THENCE N 21°51'27" E A DISTANCE OF 29.31 FEET; THENCE N 58°33'08" W A DISTANCE OF 90.24 FEET; THENCE S 46°21'27" W A DISTANCE OF 89.85 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33°10'01" AND A RADIUS OF 270.00 FEET, THE CHORD BEARING S 29°46'26" W A DISTANCE OF 154.12 FEET, A DISTANCE OF 156.38 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 184°27'11" AND A RADIUS OF 28.88 FEET, THE CHORD BEARING S 39°02'10" E A DISTANCE OF 31.62 FEET, A DISTANCE OF 36.46 FEET TO A POINT; THENCE S 81°15'45" E A DISTANCE OF 48.00 FEET TO A POINT ON CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°07'12" AND A RADIUS OF 1298.00 FEET, THE CHORD BEARING N 88°42'09" W A DISTANCE OF 115.24 FEET, A DISTANCE OF 115.28 FEET TO A POINT OF TANGENT; THENCE N 86°08'33" W A DISTANCE OF 242.58 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 98°00'00" AND A RADIUS OF 28.88 FEET, THE CHORD BEARING S 48°51'27" W A DISTANCE OF 28.28 FEET, A DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING, CONTAINING 18.88 ACRES, MORE OR LESS.

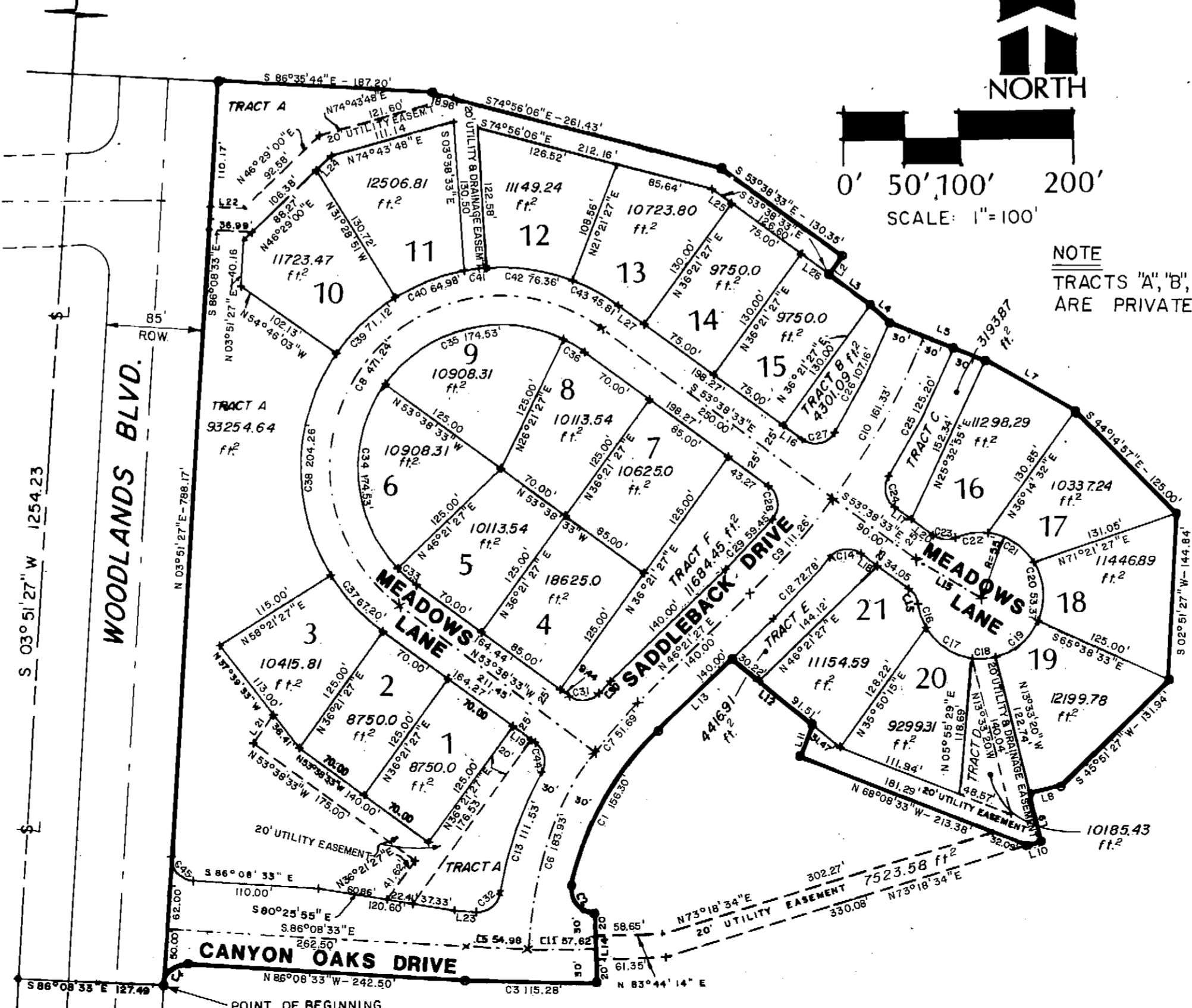
## VICINITY MAP



## C/L CURVE AND LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	LINE	DIRECTION	DISTANCE
C1	270.00	33°10'01"	156.38	80.41	91.82	L2	S 96°21'27" W	20.00
C2	20.00	104°27'11"	36.46	25.91	31.62	L3	S 53°38'33" E	45.00
C3	1,290.00	5°07'12"	115.28	57.68	115.24	L4	S 46°21'39" E	22.83
C4	20.00	90°00'00"	31.42	20.00	28.28	L5	S 68°08'33" E	90.00
C5	1,280.00	2°30'00"	54.98	27.49	54.97	L6	S 68°29'03" E	90.31
C6	300.00	35°07'38"	183.83	94.96	181.06	L7	S 44°14'57" E	125.00
C7	300.00	9°52'21"	51.69	25.91	51.63	L8	S 82°51'27" W	144.04
C8	150.00	180°00'00"	471.24	.....	300.00	L9	S 45°51'27" W	131.94
C9	637.50	10°00'00"	111.26	55.77	111.12	L10	S 76°26'48" W	28.43
C10	637.50	14°30'00"	161.33	81.10	160.90	L11	S 13°33'20" E	42.38
C11	1,280.00	2°37'12"	57.62	28.81	57.61	L12	S 53°38'33" E	20.27
C12	637.50	6°14'49"	72.78	36.43	72.74	L13	S 53°38'33" E	17.83
C13	390.00	19°21'49"	111.53	56.30	111.00	L14	S 48°21'27" W	89.85
C14	20.00	86°14'49"	30.11	18.73	27.34	L15	S 1°15'45" E	60.00
C15	20.00	46°19'23"	16.17	8.56	15.73	L16	S 59°38'33" E	85.00
C16	35.00	22°49'32"	21.91	11.10	21.77	L17	S 53°38'33" E	20.27
C17	55.00	52°05'13"	50.00	26.88	48.30	L18	S 53°38'33" E	17.83
C18	55.00	21°19'25"	20.47	10.35	20.35	L19	N 53°38'33" W	17.83
C19	55.00	52°05'13"	50.00	26.88	48.30	L20	N 53°38'33" W	24.27
C20	55.00	35°38'08"	53.37	29.60	51.30	L21	N 36°21'27" E	23.75
C21	35.00	51°43'17"	49.85	26.66	47.98	L22	N 36°21'27" E	30.03
C22	55.00	30°08'07"	28.85	14.76	28.52	L23	N 86°08'33" W	28.21
C23	20.00	59°22'32"	20.73	11.40	19.81	L24	N 86°11'45" W	19.11
C24	20.00	86°14'49"	30.11	18.73	27.34	L25	N 46°29'00" E	18.11
C25	667.50	10°44'49"	125.60	62.79	125.02	L26	S 53°38'33" E	21.60
C26	607.50	10°08'28"	107.16	53.72	107.03	L27	S 53°38'33" E	30.00
C27	20.00	94°23'35"	32.95	21.60	29.35			
C28	20.00	94°23'34"	32.95	21.60	29.35			
C29	607.50	5°38'26"	59.45	29.75	59.43			
C30	330.00	2°30'00"	14.41	7.21	14.41			
C31	20.00	82°30'08"	28.80	17.54	26.37			
C32	20.00	89°49'56"	29.26	17.96	26.72			
C33	125.00	10°00'00"	21.82	10.94	21.79			
C34	125.00	80°00'00"	174.53	104.89	160.70			
C35	125.00	80°00'00"	174.53	104.89	160.70			
C36	125.00	10°00'00"	21.82	10.94	21.79			
C37	175.00	22°00'00"	67.20	34.02	66.78			
C38	175.00	66°52'31"	204.26	115.56	192.86			
C39	175.00	23°17'12"	71.12	36.06	70.84			
C40	175.00	21°16'33"	64.98	32.87	64.61			
C41	175.00	6°33'45"	20.04	10.03	20.03			
C42	175.00	25°00'00"	76.36	38.80	75.75			
C43	175.00	15°00'00"	45.81	23.04	45.68			
C44	20.00	82°43'24"	17.61	8.81	17.61			
C45	20.00	90°00'00"	31.42	20.00	28.28			

## FILING 1 BLOCK 1



## NOTES:

- THE BASIS OF BEARINGS IS N 03° 51' 27" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 1, T8S, R67W, 6TH P.M.
- ALL BOUNDARY AND REAR LOT CORNERS ARE #5 REBAR X 18" WITH CAP L.S. 9872.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE WOODLANDS FILING NO. 1, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT. THE UNDERSIGNED HEREBY FURTHER DEDICATE ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 18<sup>th</sup> DAY OF January, 1985

## OWNERS

TALLEY CORPORATION, 550 EAST YALE, DENVER, COLORADO 80222

DAVID L. FORSEN  
CASTLE ROCK REGIONAL MANAGER

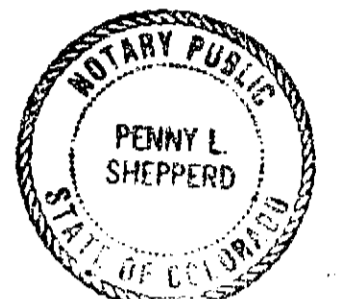
STEVE B. HUMANN  
CORPORATE SECRETARY



COUNTY OF DENVER )  
STATE OF COLORADO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF January, 1985 BY DAVID L. FORSEN AND STEVE B. HUMANN. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-2-87

Penny L. Sheppard  
NOTARY PUBLIC



## MORTGAGEES AND LIENHOLDERS

EMPIRE SAVINGS, BUILDING AND LOAN ASSOCIATION

Russell C. ...  
COUNTY OF DENVER )  
STATE OF COLORADO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF January, 1985, BY ... AND ... WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-2-87

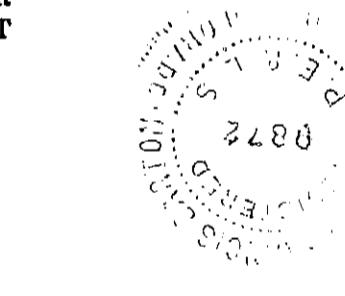
Penny L. Sheppard  
NOTARY PUBLIC



## SURVEYORS CERTIFICATE

I, RICHARD F. BARTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Richard F. Barton  
REGISTERED LAND SURVEYOR #9872



## TITLE CERTIFICATE

I, Michael D. Berg, AND ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED ABOVE AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED TO DEDICATOR.

SIGNED THIS 18 DAY OF January, 1985.

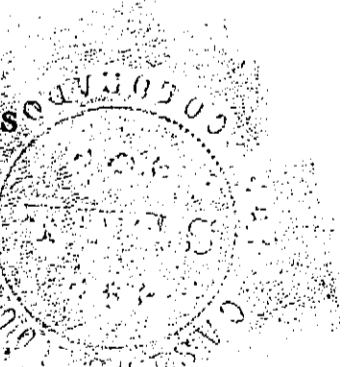
Michael D. Berg  
ATTORNEY AT LAW

## PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 14<sup>th</sup> DAY OF December, 1984.

Phyllis A. Brown, Deputy  
Town Clerk

Melody ...  
CHAIRMAN



## TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FOR ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON.

SIGNED THIS 20<sup>th</sup> DAY OF December, 1984.

Phyllis A. Brown, Deputy  
Town Clerk

Steve Humann  
MAYOR



## RECORDERS APPROVAL

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF DOUGLAS COUNTY AT 10:28 A.M., ON THE 14<sup>th</sup> DAY OF May, 1985, IN BOOK ... PAGE ... MAP ... RECEPTION NO. 322767

COUNTY CLERK AND RECORDER

James H. ...  
DEPUTY



## STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS ISSUED TO THAT EFFECT.